

Tooele City Council Work Meeting Minutes

Date: May 7, 2025

Time: 5:30 pm

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present

Justin Brady
Melodi Gochis
Ed Hansen
David McCall

Excused

Maresa Manzione

City Employees Present

Mayor Debbie Winn
Police Chief Adrian Day
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Chase Randall, Library Director
Shilo Baker, Executive Assistant to the Mayor
Shannon Wimmer, Finance Director
Kami Perkins, HR Director
Planning Commissioner Chris Sloan

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady opened the Tooele City Council and Redevelopment Agency Meeting at 5:30 p.m.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present
Melodi Gochis, Present
Justin Brady, Present
Maresa Manzione (excused)

3. **Mayor's Report**

Mayor Winn provided a brief update regarding traffic improvements at the intersection of 600 West and 1000 North. She explained that, following ongoing concerns and discussions with UDOT, a temporary signal had been installed approximately a year ago due to increased traffic generated by the opening of the temple and the nearby gym. Recently, UDOT installed a dedicated left-turn signal in all four directions at the intersection, a development that Mayor Winn hoped residents would find beneficial. She expressed appreciation for UDOT's responsiveness and stated that the intersection was expected to be fully redesigned and improved within the next year to enhance overall safety.

4. **Council Members' Report**

Councilman McCall stated that he had attended a Council of Governments (COG) meeting the prior month but was unable to attend the Ritz Concert, though he had heard it went well. Councilman Hansen reported that while there had not been many recent meetings, he had attended Planning Commission meetings and visited a few new businesses that had invited him for discussion. He noted a significant uptick in business growth within Tooele, particularly along 1000 North, and mentioned that residents frequently asked about upcoming developments in that area.

Councilwoman Gochis highlighted her attendance at the Utah League of Cities and Towns Mid-Year Conference in St. George, the Utah Women in Leadership Spring Summit hosted by the Trust, and a presentation by U.S. Senator John Curtis titled "America and the World." She also attended the ribbon cutting for the new Mountain West Medical Office Building. Councilwoman Gochis reminded residents about the upcoming summer reading program at the Tooele City Library, beginning May 27, and commended Library Director Chase Randall for his leadership.

Chairman Brady also attended the Utah League of Cities and Towns conference, stating that it was both educational and affirming to hear that other cities face similar challenges. He announced the upcoming North Tooele Special Service District meeting and expressed hope that the Perry Group would soon move to annex their property into the district. Additionally, he promoted the Arbor Day celebration at Glen Eagles Park on May 16, where numerous trees would be planted, and the Tooele City cleanup event on May 17 in the Broadway area, encouraging community participation in beautification efforts.

5. **Discussion Items**

a. **Discussion on Proposed Text Amendment to Tooele City Code 7-19-35, Minor Residential Subdivision, Regarding Minor Subdivisions in Commercial and Industrial Zoning Districts**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard explained that the current ordinance applies only to residential subdivisions, allowing them to bypass the preliminary plat process if they meet certain criteria. However, the same streamlined process is not permitted for commercial and industrial subdivisions, even when they meet identical conditions. Mr. Aagard proposed removing the word "residential" from the ordinance to allow all qualifying subdivisions – regardless of zoning – to use the simplified process. He noted that staff had previously processed commercial subdivisions this way until the limitation in the code was discovered. Council members asked about typical lot sizes and whether there were any downsides to the change. Mr. Aagard confirmed most commercial subdivisions have fewer than six lots and saw no disadvantages to the amendment.

b. **Discussion on a Proposed Land Use Map Amendment Application by Grow Development LLC to Re-Assign the Land Use Designation for 11.7 Acres Located at 249 East 1000 North from Medium Density Residential to Light Industrial**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard explained that the property had previously been considered for a high-density residential project, which the Council denied due to limited water resources. The new request sought to change the designation from Medium Density Residential to Light Industrial to accommodate a flex-space business park. Mr. Aagard noted that the property was surrounded by vacant land, the City's fire station, and an assisted living facility, and that the proposed use would be non-residential and low-impact. He clarified that a conceptual site plan had been submitted, though not yet reviewed for ordinance compliance. Chairman Brady expressed support for the new proposal, stating it was a better fit for the site. The item was scheduled to proceed to the Planning Commission in December.

c. **Discussion on Proposed Text Amendments to Tooele City Codes 7-4-4; Number of Parking Spaces, 7-11a-13.1; Parking – Townhouses, Condominiums, 7-11b-5; Design Standards, Mandatory Elements, and Table 4 of 7-14-5; Table of Minimum Residential Dwelling Unit Size Regarding the Number of Parking Spaces, Guest Parking, Exception to the Garage Requirement, Garage Sizes, and the Use of Garage Spaces to Count Towards Required Parking**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard explained that the proposed text amendments to multiple sections of Tooele City Code relating to residential parking requirements were prompted primarily by recent state legislation affecting municipal parking standards under Utah Code 10-9a-534.

Mr. Aagard summarized the state-mandated changes, including a new definition of "affordable housing" based on 80% of the county's median home price. Cities could no longer require garages for qualifying affordable, owner-occupied dwellings, nor could they require garage depths greater than 20 feet or disallow garages and tandem parking spaces from counting toward required parking.

Tooele City's existing ordinances required two parking spaces per dwelling, typically including a 22-foot-deep garage. Mr. Aagard explained that current code allowed a two-car garage and two-car driveway to count as three spaces, partially accounting for storage use in garages. However, the new state rules required cities to count the full number of garage stalls toward parking totals, prompting updates to City Code 7-11a-13.1 and related sections.

In response, staff proposed updating the ordinance to count each garage and driveway space individually, allowing a two-car garage and two-car driveway to be credited as four spaces. Additionally, staff recommended increasing the guest parking requirement from one space per four units to one per three, citing concerns that many residents use garages for storage.

The proposed amendments also added exceptions for affordable housing units regarding garage requirements and reduced the minimum garage depth from 22 to 20 feet, as required by the state.

Chairman Brady asked about the current median housing value for the county, which staff did not have on hand but noted would need to be verified when evaluating future applications. Councilman McCall expressed concern that a 20-foot garage would not accommodate larger vehicles, noting this could lead to more vehicles being parked outside.

Chairman Brady supported the proposal to increase guest parking and acknowledged that while the changes were state-driven, the City could still make adjustments to better serve its residents within the new legal framework. The Council was generally supportive of the proposed updates, which would move next to the Planning Commission for further consideration.

d. **Discussion on Ordinance 2025-10 An Ordinance of Tooele City Enacting a Temporary Land Use Regulation Amending Tooele City Code Section 7-26-3 Regarding Water Rights Exactions**

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the item on behalf of City Attorney Roger Baker. Mr. Hansen explained that while the existing ordinance, adopted in 1998, required developers to convey water rights for new development, the proposed amendment would clarify the City's discretion in evaluating the quality, source, and reliability of those rights before acceptance.

The proposed language aimed to ensure that accepted water rights are tied to a reliable, developed source rather than "paper" rights that may not produce usable water. The changes would also strengthen the City's ability to assess water source sufficiency and quality to better protect future water supplies.

Councilman Hansen and Councilwoman Gochis asked questions about state oversight, water right zones in the valley, the impact of the change on current and future applications, and the source of the City's conclusions. Mr. Hansen clarified that the state regulates all water rights and that the City uses its own and reserved water rights when developing new wells. He emphasized that the proposed ordinance was not tied to any specific development and would serve as a proactive measure based on years of staff experience managing water resources.

Mr. Hansen explained that the ordinance would take effect immediately upon initiation by the Council and could remain in place for up to six months while proceeding through the public hearing and Planning Commission process. Council members supported moving the proposal forward, recognizing it as a tool to safeguard the City's long-term water reliability. Minor corrections to the draft were noted, including the need to update the effective date to May 7, 2025.

e. **Discussion on Code Text Amendments for Animal Control**

Presented by Adrian Day, Police Chief

Chief Day recommended updating Section 6-4-1 of the Tooele City Code to allow residents to temporarily care for stray animals if they notify the animal shelter, rather than requiring all strays to be impounded immediately. He also proposed changing the term "shall be impounded" to "may be impounded" to give flexibility based on the situation.

Additional proposed amendments involved redefining certain terms. Chief Day recommended removing ferrets from the "wild animal" definition and classifying them as domesticated, noting that the City had never encountered wild ferrets and that domestic ferrets are common pets. He also suggested removing cats from the definitions of "animal at large" and "animal under restraint," explaining that the City does not enforce leash or at-large rules for cats and typically addresses cat-related issues under nuisance provisions.

Chief Day also opened discussion on whether large animals like horses or cows should be explicitly included in the definition of "animal at large," as they can cause property or vehicle damage. Chairman Brady and Councilman Hansen supported broadening the definition to include all animals, except cats. Council members expressed general support for the proposed changes, and Chief Day indicated that enforcement typically begins with a warning and focuses on education rather than penalties for first-time offenders. Councilwoman Gochis encouraged public education efforts to raise awareness of the updated code.

2. **Closed Meeting**

~ **Litigation, Property Acquisition, and/or Personnel**

Chairman Brady announced that there were no items scheduled for a closed meeting.

3. **Adjourn**

There being no further business, Chairman Brady adjourned the meeting at 6:14 p.m. and announced that the Redevelopment Agency Meeting would convene at 7:00 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 21st day of May, 2025


Justin Brady, City Council Chair